

APPLICANT: Village of Lockland

CODE # 06144366

CB CAI

DISTRICT NUMBER: 2 COUNTY: Hamilton

DATE 07/22/05

CONTACT: Jim Brown, Mayor

PHONE # 513-761-1124

FAX: 513-761-4948

E-MAIL locklandadm@aol.com

PROJECT NAME: Elm Street Park

ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
☐ B. City (2)
☐ C. Township (3)
☒ D. Village(4)
☐ E. Conservancy District (6)
☐ F. Soil & Water
 Conservation District (7)
☐ G. Joint Recreational District (8)
☐ H. Park District/Authority (9)
☐ I. Nonprofit Organization (10)
☐ J. Other _____ (11)

PROJECT TYPE

(Check Largest Component)

- ☒ A. Open Space (7)

☐ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS 4

(Choose a category from Attachment A which most closely describes your primary project emphasis.)

ESTIMATED TOTAL

PROJECT COST (from 1.1f): \$878,654

CLEAN OHIO CONSERVATION

FUNDING REQUESTED: (from 1.2e) \$658,990

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ _____

FOR OPWC USE ONLY

PROJECT NUMBER: _____

APPROVED FUNDING: \$

Local Participation _____%

Project Release Date:

Clean Ohio Fund Participation _____%

1.0 PROJECT FINANCIAL INFORMATION

1.1 PROJECT ESTIMATED COSTS: TOTAL DOLLARS In Kind Dollars
(Round to Nearest Dollar) (See definition in instructions.)

a.) Acquisition Expenses:	<u>\$493,000.00</u>	<u>\$0.00</u>
Fee Simple Purchase	<u>\$493,000.00</u>	
Easement Purchase	N/A	
Other	N/A	
(Individual parcel info is included in Attachments.)		
b.) Planning and Implementation:	<u>\$28,326.00</u>	<u>\$0.00</u>
Appraisal	\$4,500.00	
Closing Costs	\$10,451.00	
Title Search	\$3,375.00	
Environmental Assessments	N/A	
Design	\$10,000.00	
Other Eligible Costs	N/A	
c.) Construction or Enhancement of Facilities:		
(Landscaping and demolition)	<u>\$267,450.00</u>	<u>\$0.00</u>
d.) Permits, Advertising, Legal:	<u>\$10,000.00</u>	<u>\$0.00</u>
e.) Contingencies:		
(not to exceed 10% of total costs)	<u>\$79,878.00</u>	<u>\$0.00</u>
f.) TOTAL ESTIMATED COSTS:	<u>\$868,654.00</u>	

1.2 PROJECT FINANCIAL RESOURCES:

(Round to Nearest Dollar and Percent)

	DOLLARS	%
a.) In-Kind Contributions (Please define)_____		
b.) Applicant Contributions (Local Funds)	<u>\$109,832.00</u>	<u>12.5%</u>
c.) Other Public Revenues		
Nature Works	\$ <u>0.00</u>	
Land Water Conservation Fund	\$ <u>0.00</u>	
Ohio Environmental Protection Agy.	\$ <u>0.00</u>	
Ohio Water Development Authority	\$ <u>0.00</u>	
Community Development Block Gr.	\$ <u>0.00</u>	
Ohio Department Natural Resources	\$ <u>0.00</u>	
OTHER - <u>City of Wyoming</u>	<u>\$109,832.00</u>	<u>12.5%</u>
d.) Private Contributions	\$ <u>0.00</u>	
SUBTOTAL LOCAL RESOURCES:	<u>\$219,663.00</u>	<u>25.0%</u>
e.) CLEAN OHIO CONSERVATION FUND:	<u>\$658,990.00</u>	<u>75%</u>
Funds from another NRAC	\$ <u>0.00</u>	
SUBTOTAL CLEAN OHIO RESOURCES:	<u>\$658,990.00</u>	<u>75%</u>
f.) TOTAL FINANCIAL RESOURCES:	<u>\$878,654.00</u>	<u>100%</u>

1.3 AVAILABILITY OF LOCAL FUNDS:

Attach a statement signed by the Chief Financial Officer listed in section 4.2 certifying all local share funds required for the project will be available on or before the earliest date listed in the Project Schedule section.

The Chief Financial Officer statements from Lockland and Wyoming are attached.

Please list any partnership with other sources. (ie; is this part of a larger project or plan): The Village of Lockland and the City of Wyoming are collaborating on this project. Both municipalities are committed to active involvement with shared financing, property ownership, etc. The City of Wyoming will be equally splitting the costs of the local share with the Village of Lockland. Ownership of the parcels and park will be shared. Future maintenance will be the responsibility of the Village of Lockland. For both municipalities this project is part of an overall redevelopment effort and is called for within local plans and strategies.

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

☒ **Please check here if additional documentation is attached.**

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: Elm Street between 113 Elm Street to the South and 317 Elm Street to the North. See the attached plat map.

PROJECT COUNTY: Hamilton **PROJECT ZIP CODE:** 45215

B: PROJECT COMPONENTS: The Village of Lockland and City of Wyoming are jointly cooperating in the purchase of properties located between 113 Elm Street to the South and 317 Elm Street to the North. A number of these properties are currently on the real estate market, or are vacant structures that have are inhabitable. The properties will be acquired for a public park and a permanent conservation easement will be established. The Village of Lockland has already started the acquisition and clearance of properties along the subject strip, but with a fiscal watch designation now in place from the State of Ohio, Lockland can no longer afford to continue this effort without assistance. The neighboring community of Wyoming is impacted significantly by the subject area and is willing to actively support Lockland's effort to create permanent green space in this area. The houses will be acquired, demolished and landscaping will be installed with native plant and tree species, creating a pleasing and permanent green space that is accessible and useable by the general public.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: The project will expand green space areas in a highly urban residential area which is currently distressed and suffering from high unemployment. Though the subject site is located in a residential area, it borders a commercial neighborhood business district strip, the redevelopment of which will be significantly enhanced by this project. There is some new infill housing occurring in the immediate vicinity. And as mentioned above, Lockland has already acquired some properties, cleared them and established a park-like setting. This project will continue that effort. The elimination of the blighted properties and associated crime will benefit the overall redevelopment efforts of both communities. However, the primary benefit is the increase in habitat protection that is currently poor due to terrain and litter. The project will further eliminate nonnative, invasive species of plants, specifically honeysuckle. Lastly, the conversion of this area will provide a preserve of high quality that will be viable habitat for plant and animal species.

D: DEFINE TERMS OF EASEMENTS: PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE. Not Applicable

E: INFORMATION REGARDING PUBLIC ACCESS

The Park is accessible from Elm Street or Mulberry Street. The park is open to the general public and there are no residency or other restrictions. The Park is open from sunup to sundown 7 days a week. The general public will be provided an opportunity to provide feedback on the design and planning of the project.

2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

This is a joint project involving the Village of Lockland and the City of Wyoming. Both communities shall share equally in the ownership of the property as outlined in the cooperation agreement. However the day to day management, operation of the park, policing, and maintenance shall be the responsibility of the Village of Lockland.

3.0 PROJECT SCHEDULE:*

	BEGIN DATE	END DATE
3.1 Planning and Implementation:	<u>10/01/05</u>	<u>04/30/06</u>
3.2 Land Acquisition/Easements	<u>11/01/05</u>	<u>06/31/06</u>
3.3 Site Improvements:	<u>07/01/06</u>	<u>08/30/06</u>

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

- 4.1 CHIEF EXECUTIVE OFFICER James Brown
TITLE Mayor
STREET 101 N. Cooper Avenue
CITY/ZIP Lockland, OH 45215
PHONE 513-761-1124
FAX 513-761-4948
E-MAIL N/A
- 4.2 CHIEF FINANCIAL OFFICER Krista Blum
TITLE Financial Services Manager
STREET 101 N. Cooper Avenue
CITY/ZIP Lockland, OH 45215
PHONE 513-761-1124
FAX 513-761-4948
E-MAIL kmb27886@aol.com
- 4.3 PROJECT MANAGER David Krings
TITLE Village Administrator
STREET 101 N. Cooper Avenue
CITY/ZIP Lockland, OH 45215
PHONE 513-761-1124
FAX 513-761-4948
E-MAIL locklandadm@aol.com

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 2 by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

- ☒ [X] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- ☒ [X] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- ☒ [X] A formal detailed estimate of the projects costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- ☒ [X] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- ☐ [] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- ☐ [] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- ☐ [] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- ☒ [X] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- ☒ [X] Have you reviewed your NRAC's methodology to see that you have addressed all components?

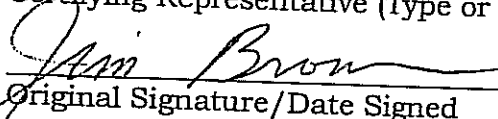
6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

James Brown, Mayor

Certifying Representative (Type or Print Name and Title)


Original Signature/Date Signed

March 31, 2005

ATTACHMENTS

1. Attachment A
2. Authorizing Resolution
3. Cooperation Agreement Between Village of Lockland and City of Wyoming
4. Certification of Funds
5. Landscape Architects Estimate
6. Plat Map
7. Photographs and Auditor Information
8. Owner Willing to Sell Documentation

ATTACHMENT A

PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A 1 IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A 2 IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A 3 IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

- ☐ 1. Protects habitat for rare, threatened and endangered species
- ☒ 2. Increases habitat protection
- ☒ 3. Reduces or eliminates nonnative, invasive species of plants or animals
- ☒ 4. Preserves high quality, viable habitat for plant and animal species
- ☐ 5. Restores and preserves aquatic biological communities
- ☐ 6. Preserves headwater streams
- ☐ 7. Preserves or restores floodplain and streamside forest functions
- ☐ 8. Preserves or restores water quality
- ☐ 9. Preserves or restores natural stream channels
- ☐ 10. Preserves or restores functioning floodplains
- ☐ 11. Preserves or restores wetlands
- ☐ 12. Preserves or restores streamside forests
- ☐ 13. Preserves or restores other natural features that contribute to quality of life and state's natural heritage

RIPARIAN CORRIDOR

- ☐ 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- ☐ 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- ☐ 16. Reforestation of land
- ☐ 17. Planting vegetation for filtration
- ☐ 18. Incorporates aesthetically pleasing and ecologically informed design
- ☐ 19. Enhances educational opportunities and provides physical links to schools and after school centers
- ☐ 20. Acquisition of connecting corridors
- ☐ 21. Supports comprehensive open space planning
- ☐ 22. Provides multiple recreational, economic and aesthetic preservation benefits
- ☐ 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- ☐ 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

VILLAGE OF LOCKLAND, OHIO
Resolution No. 4

A RESOLUTION AUTHORIZING THE MAYOR TO APPLY TO THE
OPWC FOR CLEAN OHIO CONSERVATION PROGRAM FUNDS FOR
ELM STREET PARK

WHEREAS, the Village of Lockland believes in the intrinsic importance of parks and green space and recognizes the positive economic and social impacts they have on a community; and

WHEREAS, the area to be redeveloped into a green space is currently distressed housing and attracts crime; and

WHEREAS, the Village of Lockland is developing new single family housing in the areas abutting the planned Elm Street Park and the development of this park will improve the values and desirability of this new housing development; and

WHEREAS, the acquisition of this property increases high quality, viable habitat for plant species, incorporates ecologically informed design, includes linkages to an existing park in lower income areas; supports open space and green space planning; and enhances economic development in areas of relatively high unemployment; and

WHEREAS, the Village of Lockland has agreed to a cooperation agreement with the City of Wyoming for the joint development of this park.

NOW THEREFORE BE IT RESOLVED THAT the Mayor is hereby authorized to apply to the OPWC for Clean Ohio Conservation Program Funds; and

BE IT FURTHER RESOLVED THAT THE Mayor is authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

PASSED IN THE COUNCIL CHAMBERS OF THE VILLAGE OF
LOCKLAND, OHIO THIS 28th DAY OF MARCH, 2005.

ATTEST:


Clerk of Council


James Brown, Mayor

Cooperation Agreement between the Village of Lockland and the City of Wyoming for the Development of Elm Avenue Park in Lockland

WHEREAS, the Village of Lockland and the City of Wyoming desire to jointly acquire land for public parks on Elm Avenue in Lockland between Mulberry Street and Wyoming Avenue to be known as Elm Avenue Park; and

WHEREAS, the acquisition of these properties is in the best interests of both communities, increases high quality, viable habitat for plant species, incorporates ecologically informed design, includes linkages to an existing park in lower income areas; supports openspace and greenspace planning; and enhances economic development in areas of relatively high unemployment; and

WHEREAS, the Village of Lockland and the City of Wyoming seek to apply to the Ohio Public Works Commission ("OPWC") for a Clean Ohio Conservation Program Grant to acquire property for Elm Avenue Park; and

WHEREAS, the Village of Lockland and the City of Wyoming desire to detail the terms of their cooperative relationship.

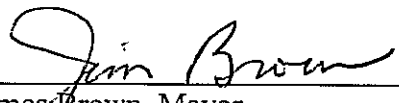
NOW THEREFORE BE IT AGREED THAT:

1. The Village of Lockland and the City of Wyoming hereby agree to cooperate in submitting an application to OPWC for the acquisition of properties on Elm Avenue in the Village of Lockland between Mulberry Street and Wyoming Avenue and to create Elm Avenue Park.
2. The Village of Lockland and the City of Wyoming agree that they shall equally share in matching any funds required to secure funding from the OPWC for such acquisitions provided that such match shall not exceed 25% of the total funds applied for in the grant request to the OPWC for the Elm Avenue Park.
3. The City of Wyoming agrees that the Village of Lockland shall be the lead applicant for the grant and the City of Wyoming agrees to sign all necessary legal documents required to process such grant application.
4. Except for property closings, the Village of Lockland shall process and pay all invoices related to the Elm Avenue Park Project and shall bill the City of Wyoming for its 50% share of any such invoice within 30 days of paying the invoice. The City of Wyoming shall pay the invoice within 30 days of receiving the invoice from the Village of Lockland.

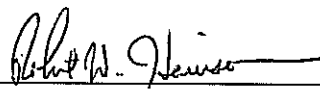
5. The Village of Lockland and the City of Wyoming shall contribute equally to the acquisition costs at the time of closing.
6. The Village of Lockland and the City of Wyoming shall hold title jointly to all property purchased under this cooperative agreement and shall have equal rights of entry to such properties. Any improvements to these properties and the cost thereof shall be agreed to in writing jointly by the City of Wyoming and the Village of Lockland, which agreement shall include a detailed description of the improvements and the cost thereof.
7. The Village of Lockland agrees that it is the Village of Lockland's responsibility to maintain Elm Avenue Park at its expense including mowing and the planting of trees or flowers so that Elm Avenue Park is inviting to the public and the Village of Lockland shall be responsible for keeping Elm Avenue Park free of litter, debris, noxious weeds and other foreign materials that may disrupt the public's enjoyment of the park.

This agreement is hereby entered into this 30 day of March 2005.

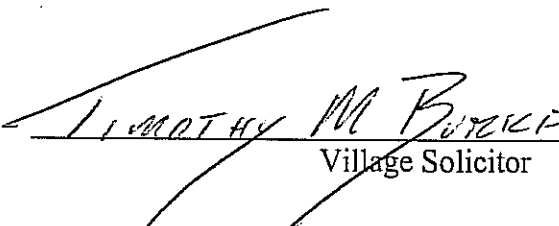
Village of Lockland


James Brown, Mayor

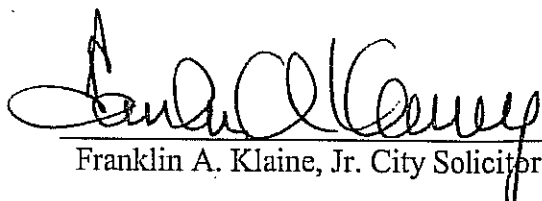
City of Wyoming


Robert Harrison, City Manager

Approved as to Form:


Timothy M. Burke
Village Solicitor

Approved as to Form:


Franklin A. Klaine, Jr. City Solicitor

VILLAGE OF LOCKLAND, OHIO
RESOLUTION NO. 3

RESOLUTION AUTHORIZING A COOPERATIVE AGREEMENT
WITH THE CITY OF WYOMING FOR THE APPLICATION OF A OHIO
PUBLIC WORKS COMMISSION CLEAN OHIO CONSERVATION
PROGRAM GRANT FOR ELM STREET PARK IN THE VILLAGE OF
LOCKLAND

WHEREAS, the Village of Lockland and the City of Wyoming have explored the desirability of providing for a public park on Elm Street in Lockland between Mulberry Street and Wyoming Avenue to known as Elm Street Park; and

WHEREAS, the acquisition of these properties is in the best interest of both communities, increases high quality, viable habitat for plant species, incorporates ecologically informed design, includes linkages to an existing park in lower income areas; supports open space and green space planning, and enhances economic development in areas of relatively high unemployment; and

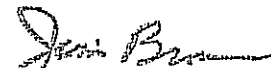
WHEREAS, in order to accomplish such acquisition, the Village of Lockland and the City of Wyoming wish to enter into a Cooperation Agreement in order to apply to the Ohio Public Works Commission for a Clean Ohio Conservation Program grant to acquire the property for Elm Street Park and enter into a Cooperation Agreement between the Village of Lockland and the City of Wyoming as more fully set out in Exhibit A attached hereto.

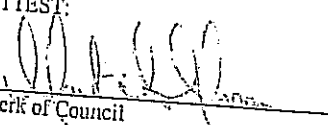
NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Lockland, Ohio.

Section 1. The Mayor be and he hereby is authorized to enter into the Cooperation Agreement between the Village of Lockland and the City of Wyoming for the development of Elm Street Park in the Village of Lockland in the form as essentially set out in Exhibit A attached hereto.

Section 2. The Mayor is authorized to take any and all necessary and appropriate action to facilitate the execution of such Agreement and the implementation of such a Cooperation Agreement with the Village of Lockland.

PASSED IN THE COUNCIL CHAMBERS FO THE VILLAGE OF LOCKLAND, OHIO THIS
28th DAY OF MARCH, 2005.


James Brown, Mayor

ATTEST:

Clerk of Council

RESOLUTION NO. 5 - 2005

RESOLUTION AUTHORIZING A COOPERATIVE AGREEMENT WITH THE VILLAGE
OF LOCKLAND FOR THE APPLICATION OF A OHIO PUBLIC WORKS COMMISSION
CLEAN OHIO CONSERVATION PROGRAM GRANT
FOR ELM AVENUE PARK IN THE VILLAGE OF LOCKLAND

WHEREAS, the Village of Lockland and the City of Wyoming have explored the desirability of providing for a public park on Elm Avenue in Lockland between Mulberry Street and Wyoming Avenue to be known as Elm Avenue Park; and

WHEREAS, the acquisition of these properties is in the best interest of both communities, increases high quality, viable habitat for plant species, incorporates ecologically informed design, includes linkages to an existing park in lower income areas; supports open space and green space planning; and enhances economic development in areas of relatively high unemployment; and

WHEREAS, in order to accomplish such acquisition the Village of Lockland and the City of Wyoming wish to enter into a Cooperation Agreement in order to apply to the Ohio Public Works Commission for a Clean Ohio Conservation Program grant to acquire the property for Elm Avenue Park and enter into a Cooperation Agreement between the Village of Lockland and the City of Wyoming as more fully set out in Exhibit A attached hereto.

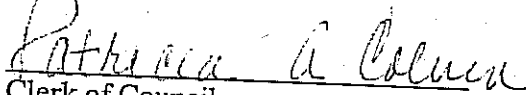
NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyoming, Ohio.

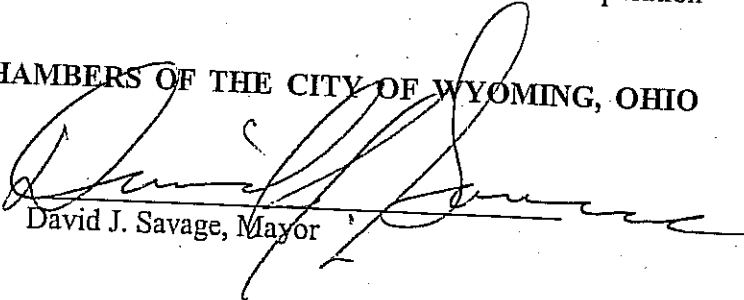
Section 1. The City Manager be and he hereby is authorized to enter into the Cooperation Agreement between the Village of Lockland and the City of Wyoming for the development of Elm Avenue Park in the Village of Lockland in the form as essentially set out in Exhibit A attached hereto.

Section 2. The City Manager is authorized to take any and all necessary and appropriate action to facilitate the execution of such Agreement and the implementation of such a Cooperation Agreement with the Village of Lockland.

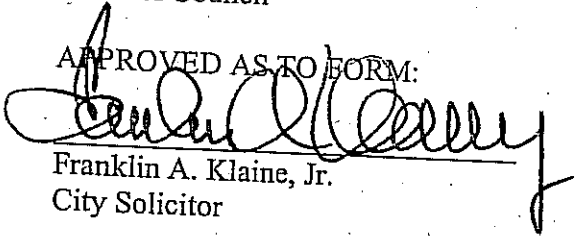
PASSED IN THE COUNCIL CHAMBERS OF THE CITY OF WYOMING, OHIO
THIS 21st DAY OF MARCH, 2005.

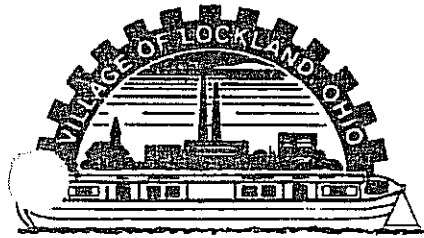
ATTEST:


Patricia A. Colman
Clerk of Council


David J. Savage, Mayor

APPROVED AS TO FORM:


Franklin A. Klaine, Jr.
City Solicitor



Attachment #4

VILLAGE OF LOCKLAND

101 North Cooper Avenue
Lockland, Ohio 45215
(513) 761-1124

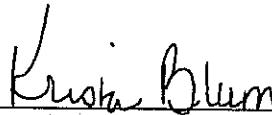
Mayor
Jim Brown

Village Administrator
David Krings

July 27, 2005

Chief Financial Officer Certification of Local Funds

I, the Chief Financial Officer of the Village of Lockland, hereby certify that the Village of Lockland has the necessary funds available in the general fund to complete the local match of \$109,832 for the Elm Street Park Project being completed in partnership with the City of Wyoming, when it is required.



Krista Blum, Financial Services Director

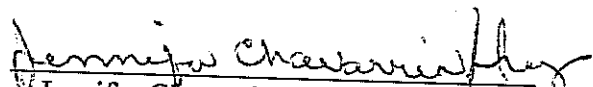


Attachment #4
CITY OF WYOMING • 800 OAK AVENUE • WYOMING, OHIO 45215
(513) 821-7600
FAX (513) 821-7952

July 26, 2005

Chief Financial Officer Certification of Local Funds

I, the Chief Financial Officer of the City of Wyoming, hereby certify that the City of Wyoming has the necessary funds available in the general fund to complete the local match of \$109,832 for the Elm Street Park Project being completed in partnership with the Village of Lockland, when it is required.


Jennifer Chavarria, Finance Director

2312 Park Avenue

Cincinnati, Ohio 45206

Tel: (513) 559-9444

Fax: (513) 559-0164

Client: City of Wyoming

Project: Lockland_Elm Street park area

Location: Lockland, Ohio

Project No:

Phase: Conceptual

Division of Work:

Revision:

Sheet: 1 of 1

Prepared by: TRW

Date: 3/28/05

Checked By:

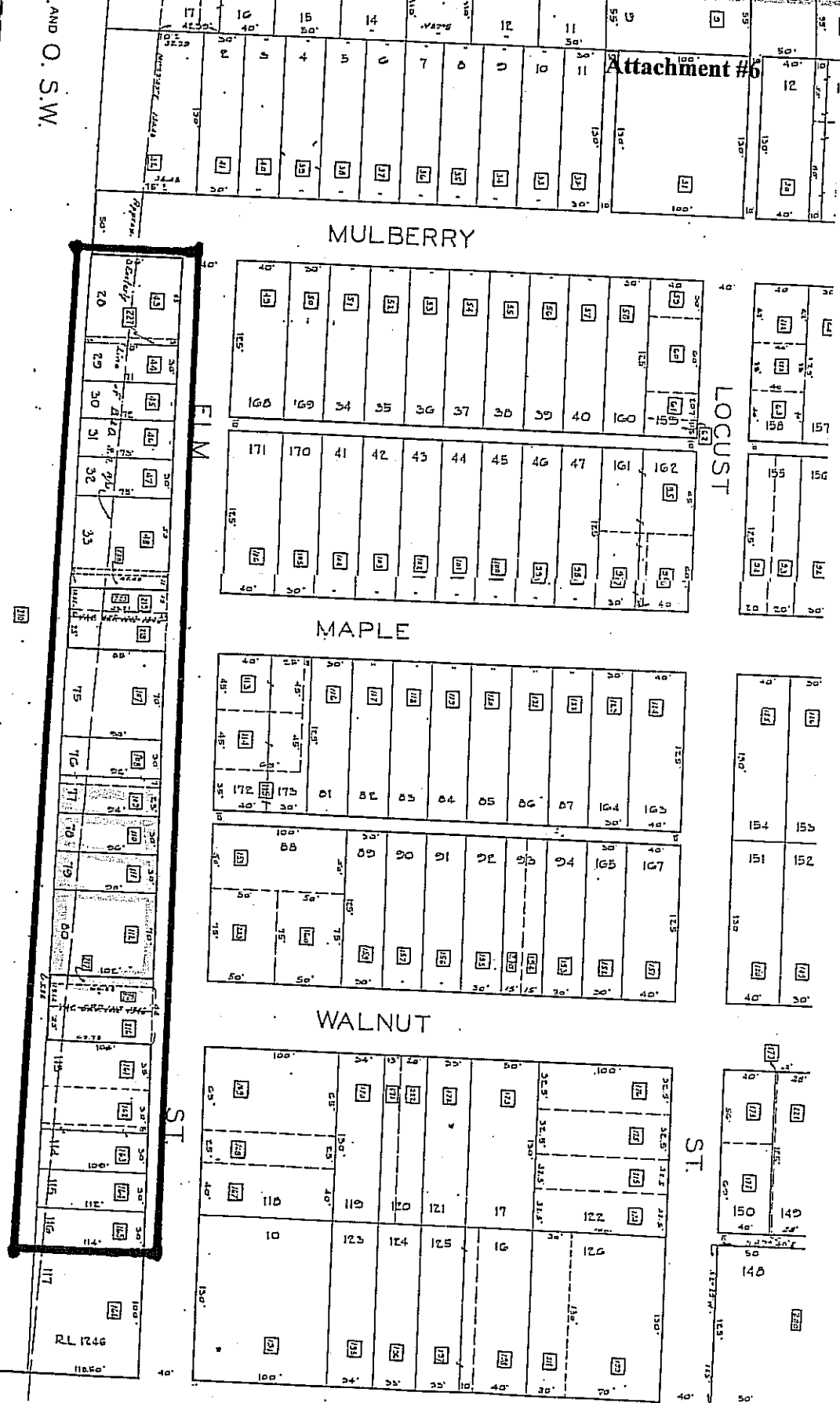
Date:

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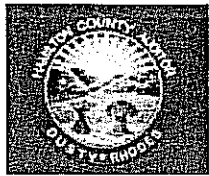
Reference	ITEMIZED LIST OF MATERIALS Description	QUANTITY		INSTALLATION COSTS		MATERIAL COSTS		TOTAL COST PER ITEM
		Count	Unit	Per Unit	Extension	Per Unit	Extension	
	Demolition and removal of existing structures - NOT INCLUDED							
	Spruce trees (7' - 8' height)	85	ea.	\$325.00	\$27,625.00			\$27,625.00
	Flowering trees (2 1/2" caliper)	17	ea.	\$300.00	\$5,100.00			\$5,100.00
	Deciduous trees (3" caliper)	17	ea.	\$625.00	\$10,625.00			\$10,625.00
	Shrubs (24" avg. ht.)	100	ea.	\$50.00	\$5,000.00			\$5,000.00
	Berm	2,700	cy	\$22.00	\$59,400.00			\$59,400.00
	Block seat wall	400	lf	\$70.00	\$28,000.00			\$28,000.00
	Fine grading	65,000	sf	\$0.12	\$7,800.00			\$7,800.00
	Seeded lawn	65,000	sf	\$0.08	\$5,200.00			\$5,200.00
	Chain-link fence (6' ht.)	1,100	lf	\$17.00	\$18,700.00			\$18,700.00
				SUBTOTALS		\$167,450.00		\$167,450.00
						10% Contingency		\$16,745.00
						TOTAL		\$184,195.00

All extensions are rounded off to the nearest dollar. Although this estimate was prepared using the most accurate information available, and standard, acceptable professional estimating practices, VLA disclaims any liability for its accuracy as compared to actual or final project implementation requirements.

Attachment #5



Photographs of properties and Hamilton County Auditor Data



Dusty Rhodes, Hamilton County Auditor

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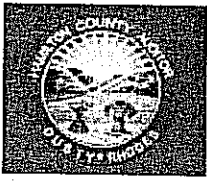
Parcel ID	Address	Index Order	Card
641-0004-0165-00	113 ELM ST	Parcel ID	1 of 1

Tax Dist	071 LOCKLAND-LOCKLAND CSD-00520	Year Built	1910
School Dist	7 LOCKLAND CSD	Total Rooms	3
Land Use	510 Single family Dwlg	# of Bedrooms	1
Finished Square Ft.	685	Full Bathrooms	1
Acres	0.077	Half Bathrooms	0
Appraisal Area			

Property Information	Owner Information	Tax Bill Mail Addr
113 ELM ST 30 X 112 IRR LOT 116 GREENWOOD SUB	Call 946-4015 if Incorrect BAKER NORMAN M SR TRUST 21708 WOODVILLE RD BLANCHESTER, OH 45107 USA	Call 946-4800 if Incorrect NORMAN M BAKER SR TRUST 21708 WOODVILLE RD BLANCHESTER, OH 45107 USA

Board of Revision	No	Other Assessments	Yes
Homestead	No	Front Ft.	0.00
2.5% / Stadium Credit	No	Mkt Land Value	4,400
Divided Property	No	Cauv Value	0
New Construction	No	Mkt Impr Value	12,500
Date	8/27/93	Mkt Total Value	16,900
Conveyance #	0	# of Parcels	1
Sale Amount	\$0	Deed Type	18 WE-Warranty
		Deed Number	Deed Ex 703562
		Taxes Paid	(See Payments Tab For Details)

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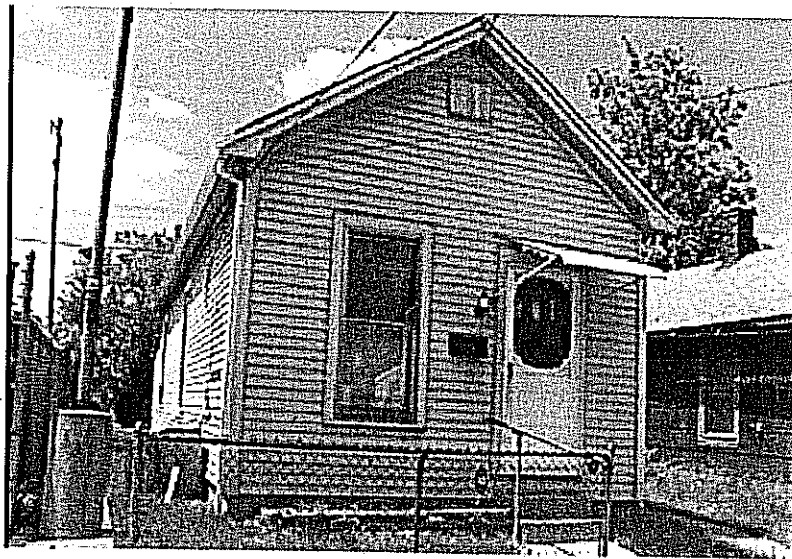


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Parcel ID	Address	Index Order	Card
641-0004-0164-00	115 ELM ST	Parcel ID	1 of 1

Tax Dist	071 LOCKLAND-LOCKLAND CSD-00520	Year Built	1910
School Dist	7 LOCKLAND CSD	Total Rooms	3
Land Use	510 Single family Dwlg	# of Bedrooms	1
Finished Square Ft.	602	Full Bathrooms	1
Acres	0.076	Half Bathrooms	0
Appraisal Area			

Search By

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Property Information	Owner Information	Tax Bill Mail Addr
115 ELM ST 30 X 109 IRR LOT 115 GREENWOOD SUB	Call 946-4015 if Incorrect JACKSON ROBERT ALLEN 2714 COLLEUM WAY GRAND PRAIRIE, TX 75052 USA	Call 946-4800 if Incorrect OVERSTREET REX TR 1576 LARRY AVE CINCINNATI, OH 45224 USA

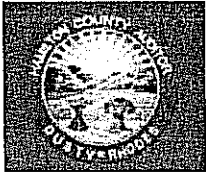
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Board of Revision	No	Other Assessments	Yes
Homestead	No	Front Ft.	0.00
2.5% / Stadium Credit	Yes	Mkt Land Value	4,300
Divided Property	No	Cauv Value	0
New Construction	No	Mkt Impr Value	5,800
Date	8/25/99	Mkt Total Value	10,100
Conveyance #	13523	# of Parcels	1
Sale Amount	\$4,000	11 QU-Quit Claim	
		Deed Type	Deed
		Deed Number	883637

Taxes Paid (See Payments Tab \$0.00 For Details)

Note



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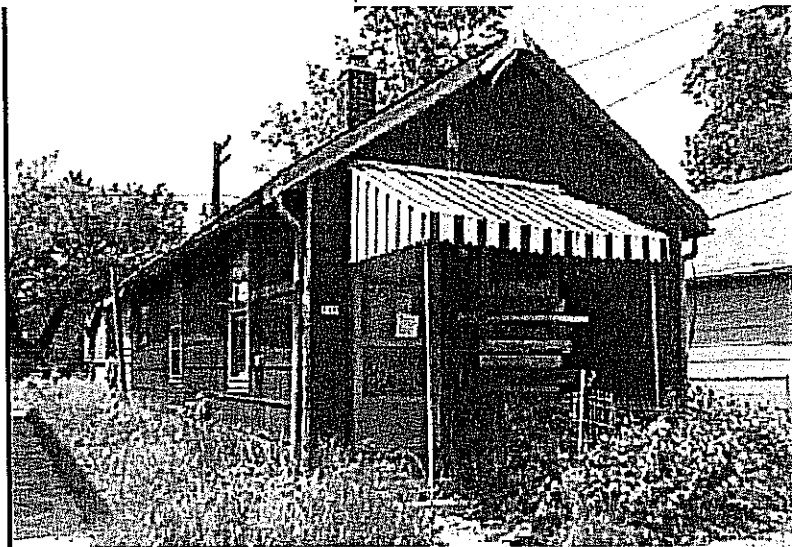


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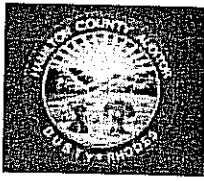


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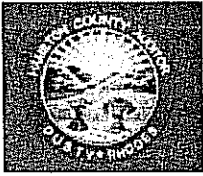
Parcel ID	Address	Index Order	Card
641-0004-0163-00	117 ELM ST	Street Address	1 of 1

Tax Dist	071 LOCKLAND-LOCKLAND	Year Built	1910
	CSD-00520	Total Rooms	5
School Dist	7 LOCKLAND CSD	# of Bedrooms	3
Land Use	510 Single family Dwlg	Full Bathrooms	1
Finished Square Ft.	698	Half Bathrooms	0
Acres	0.087		
Appraisal Area	64103 LCL3		

Property Information	Owner Information	Tax Bill Mail Addr
117 ELM ST 35 X 109 IRR	Call 946-4015 if	Call 946-4800 if
LOT 114 PT 113	Incorrect	Incorrect
GREENWOOD	EVANS KEVIN &	EVANS KEVIN &
SUB	STEPHANIE	STEPHANIE
	514 OAK AVE	6065 5TH AV N
	CINCINNATI, OH 45215	SAINT PETERSBURG, FL
	USA	33710 USA

Board of Revision	No	Other Assessments	Yes
Homestead	No	Front Ft.	0.00
2.5% / Stadium	No	Mkt Land Value	8,600
Credit	No	Cauv Value	0
Divided Property	No	Mkt Impr Value	6,400
New Construction	No	Mkt Total Value	15,000
Date	4/2/2002	Total TIF Value	0
Conveyance #	4109	Abated Value	0
Sale Amount	\$15,500	Exempt Value	0
# of Parcels	1	Taxes Paid	\$320.00
Deed Type	17 WD-Warranty	(See Payments Tab For Details)	
Deed Number	Deed		
	965180		

Note



Dusty Rhodes, Hamilton County Auditor

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641-0004-
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119 ELM ST

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Tax Dist

071 LOCKLAND-LOCKLAND
CSD-00520

Year Built 0

Total Rooms 0

School Dist

7 LOCKLAND CSD

of Bedrooms 0

Land Use

500 Residential vacant land

Full Bathrooms 0

Finished Square
Ft. 0

Half Bathrooms 0

Acres

0.074

Appraisal Area

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Tax Bill Mail Addr

119 ELM ST 30' X 104 IRR

Call 946-4015 if

Call 946-4800 if

PT LOT 113 GREENWOOD

Incorrect

Incorrect

SUB

SPELL ALBERT J JR &

SPELL ALBERT J

DEBORAH K

1130 CEDAR AVE

1130 CEDAR AVE

CINCINNATI, OH 45224

CINCINNATI, OH 45224

USA

USA

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Board of Revision

No

Homestead

No

2.5% / Stadium Credit

No

Divided Property

No

New Construction

No

Date

1/1/90

Conveyance #

0

Sale Amount

\$0

Other

Assessments No

Front Ft. 0.00

Mkt Land Value 1,700

Cauv Value 0

Mkt Impr Value 0

Mkt Total Value 1,700

of Parcels 0

Deed Type 0

Deed Number

(See Payments

Taxes Paid \$16.94Tab For Details)

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1) 11/19/97 BOR#96-11017 VALUE DECREASED



Dusty Rhodes, Hamilton County Auditor

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Parcel ID 641-0004-0162-00 Address 119 ELM ST

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641-0004-
0161-00

Address
121 ELM ST

Tax Dist 071 LOCKLAND-LOCKLAND
CSD-00520
School Dist 7 LOCKLAND CSD
Land Use 530 Three family Dwlg
Finished Square Ft. 1596
Acres 0.084
Appraisal Area

Year Built 1865
Total Rooms 10
of Bedrooms 4
Full Bathrooms 4
Half Bathrooms 0

Property Information
121-123 ELM 35 X 104
PT LOT 113 GREENWOOD
SUB

Owner Information
Call 946-4015 if
Incorrect

HITT DOUGLAS H JR &
CHERYL M
P O BOX 15433
CINCINNATI, OH 45215
USA

Tax Bill Mail Addr
Call 946-4800 if
Incorrect
HAIG COMPANY
P O BOX 15433
CINCINNATI, OH 45215
USA

Board of Revision No
Homestead No
2.5% / Stadium Credit No
Divided Property No
New Construction No
Date 7/1/83
Conveyance # 0
Sale Amount \$0

Other
Assessments Yes
Front Ft. 0.00
Mkt Land Value 4,600
Cauv Value 0
Mkt Impr Value 8,900
Mkt Total Value 13,500
of Parcels 0
Deed Type 0
Deed Number

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Parcel ID 641-0004-0161-00 Address 121 ELM ST

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641-0004-
0216-00

Address
125 ELM ST

Index Order
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Tax Dist

071 LOCKLAND-LOCKLAND
CSD-00520

School Dist

7 LOCKLAND CSD

Land Use

520 Two family Dwlg

Finished Square Ft.

1650

Acres

0.104

Appraisal Area

Year Built 1964

Total Rooms 8

of Bedrooms 4

Full Bathrooms 2

Half Bathrooms 0

Search By

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Property Information

ELM ST 44 X 69.38 IRR

PT WALNUT ST VAC

PARS 216-229 CONS

Owner Information

Call 946-4015 if

Incorrect

HITT DOUGLAS H JR

& CHERYL M

P O BOX 15433

CINCINNATI, OH 45215

USA

Tax Bill Mail Addr

Call 946-4800 if

Incorrect

HAIG COMPANY

P O BOX 15433

CINCINNATI, OH 45215

USA

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Board of Revision

No

Homestead

No

2.5% / Stadium Credit

No

Divided Property

No

New Construction

No

Date

12/1/84

Conveyance

0

Sale Amount

\$0

Other

Assessments Yes

Front Ft. 0.00

Mkt Land Value 5,100

Cauv Value 0

Mkt Impr Value 34,700

Mkt Total Value 39,800

of Parcels 0

Deed Type 0

Deed Number

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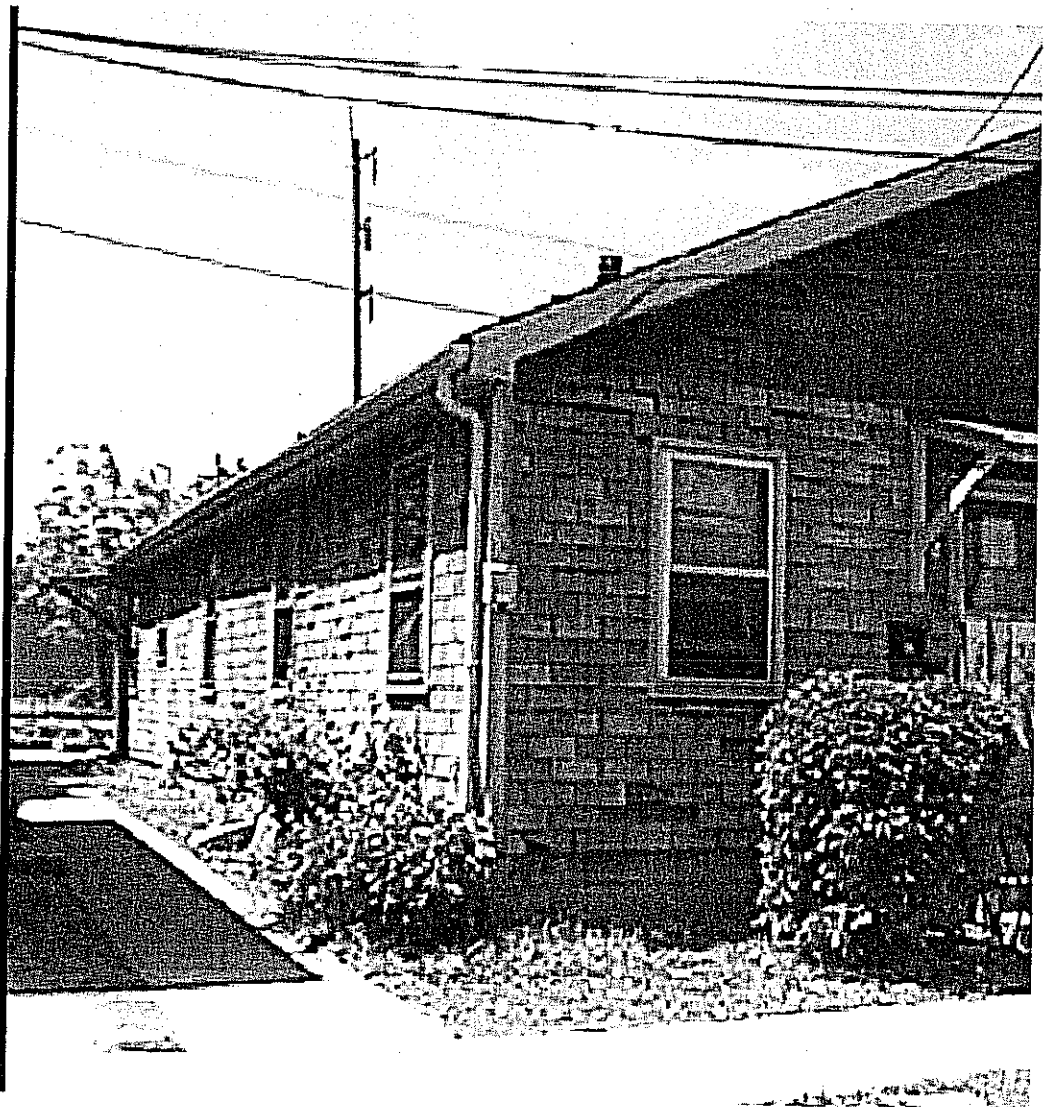
Parcel ID
641-0004-0216-00

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125 ELM ST

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641-0004-0217-00	ELM ST	Owner	1 of 1

Tax Dist	071 LOCKLAND-LOCKLAND CSD-00520	Year Built	0
School Dist	7 LOCKLAND CSD	Total Rooms	0
Land Use	640 Municipality Owned	# of Bedrooms	0
Finished Square Ft.	0	Full Bathrooms	0
Acres	0.014	Half Bathrooms	0
Appraisal Area	64102 LCL2		

Property Information	Owner Information	Tax Bill Mail Addr
ELM ST 5.86 X 66.28 IRR PT WALNUT ST VAC	Call 946-4015 if Incorrect LOCKLAND VILLAGE OF 101 N COOPER AVE CINCINNATI, OH 45215 USA	Call 946-4800 if Incorrect LOCKLAND CITY OF 101 N COOPER AVE CINCINNATI, OH 45215 USA

Board of Revision	No	Other Assessments	Yes
Homestead	No	Front Ft.	0.00
2.5% / Stadium	No	Mkt Land Value	400
Credit	No	Cauv Value	0
Divided Property	No	Mkt Impr Value	0
New Construction	No	Mkt Total Value	400
Date	10/1/1998	Total TIF Value	0
Conveyance #	0	Abated Value	0
Sale Amount	\$0	Exempt Value	400
# of Parcels	5	Taxes Paid	\$0.67
	18 WE-Warranty (See Payments Tab For Details)		
Deed Type	Deed Ex		
Deed Number	853916		

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641-0004-0217-00	ELM ST	Owner	1

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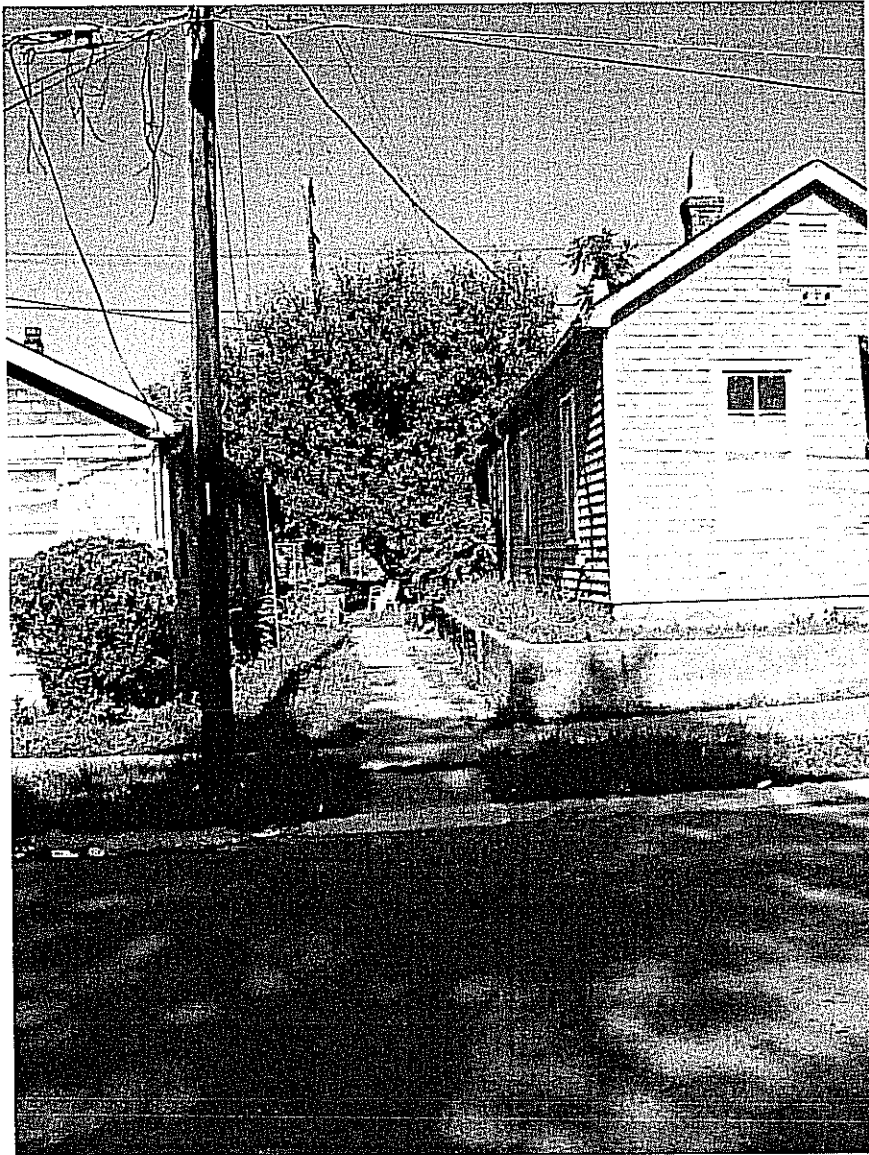
Deed Book	Page	Sale Price	Sale Date	Previous Owner	Current Owner
		\$0	10/1/1998	HITT DOUGLAS H JR &	LOCKLAND VILLAGE OF
		\$0	1/1/1990	HITT DOUGLAS H JR &	HITT DOUGLAS H JR &
		\$0	1/1/1900		HITT DOUGLAS H JR &

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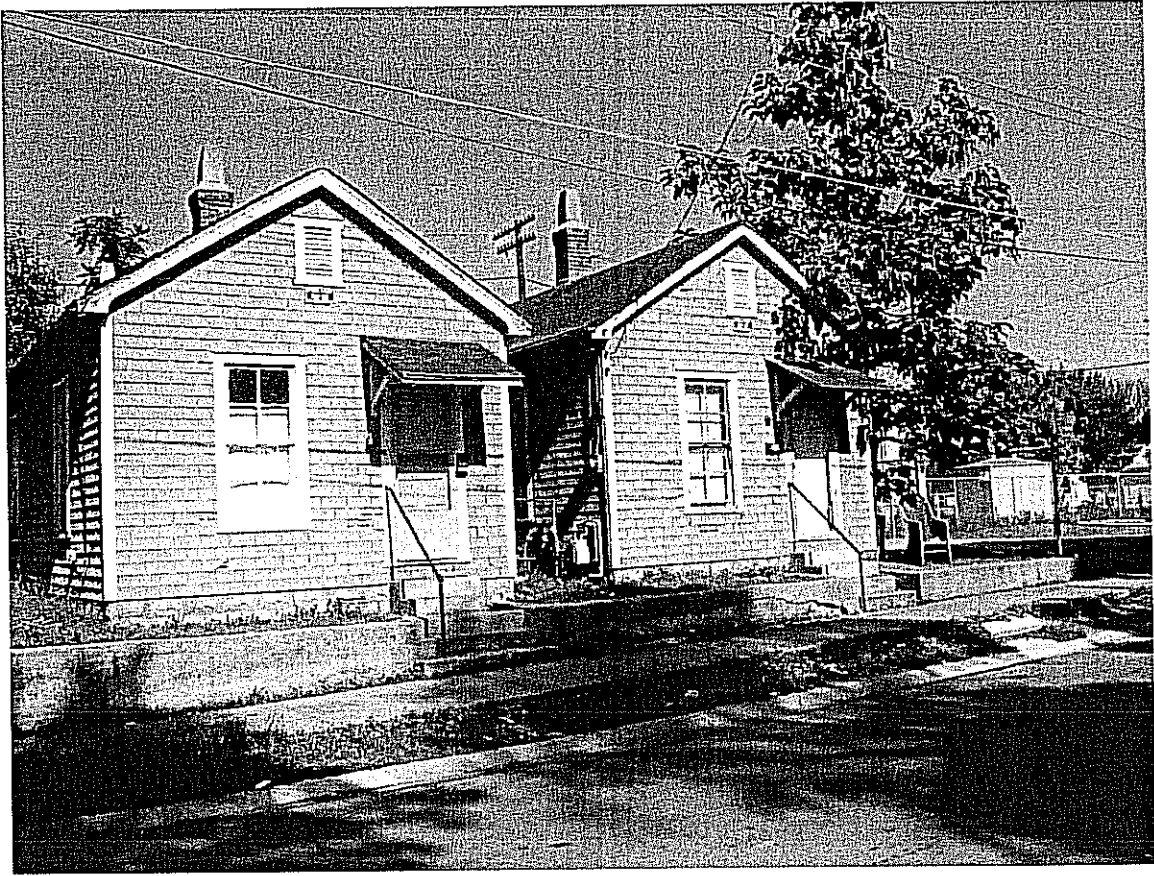
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201 Elm

203 Elm





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641-0004-0109-00	207 ELM ST	Parcel ID	1 of 1

Tax Dist	071 LOCKLAND-LOCKLAND CSD-00520	Year Built	0
School Dist	7 LOCKLAND CSD	Total Rooms	0
Land Use	640 Municipality Owned	# of Bedrooms	0
Finished Square Ft.	0	Full Bathrooms	0
Acres	0.180	Half Bathrooms	0
Appraisal Area			

Property Information	Owner Information	Tax Bill Mail Addr
ELM ST 83 X 98 IRR	Call 946-4015 if	Call 946-4800 if
LTS 78-79 PT 77	Incorrect	Incorrect
GREENWOOD	GERBUS ENTERPRISES	LOCKLAND CITY OF
SUB PRS 109-110-111	INC	101 N COOPER AVE
CONS	4 KOVACH DR	CINCINNATI, OH 45215
	CINCINNATI, OH 45215	USA
	USA	

Board of Revision	No	Other	
Homestead	No	Assessments	No
2.5% / Stadium Credit	No	Front Ft.	0.00
Divided Property	No	Mkt Land	8,000
New Construction	No	Value	0
Date	10/1/98	Cauv Value	0
Conveyance #	0	Mkt Impr	0
Sale Amount	\$0	Value	0
		Mkt Total	8,000
		Value	8,000
		# of Parcels	5
			18 WE-
			Warranty
		Deed Type	Deed Ex
		Deed Number	853916

(See Payments Tab For Taxes Paid \$0.00Details)

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5/07/02 - EXEMPT.



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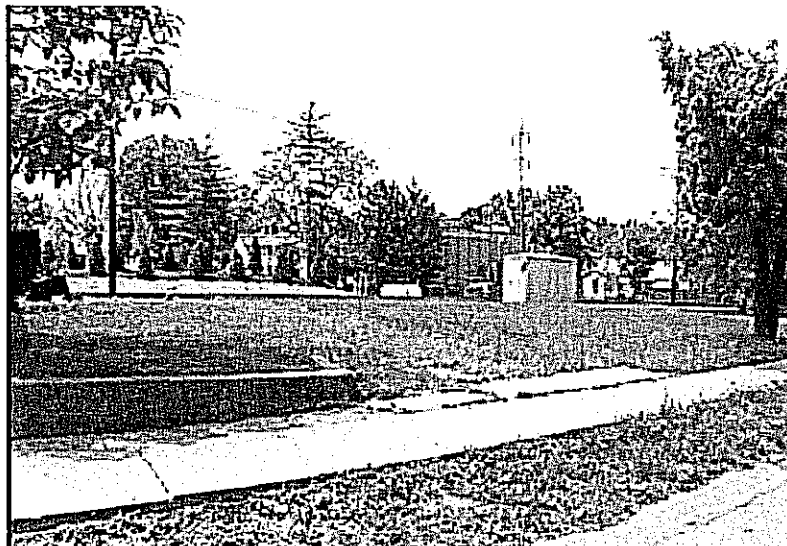
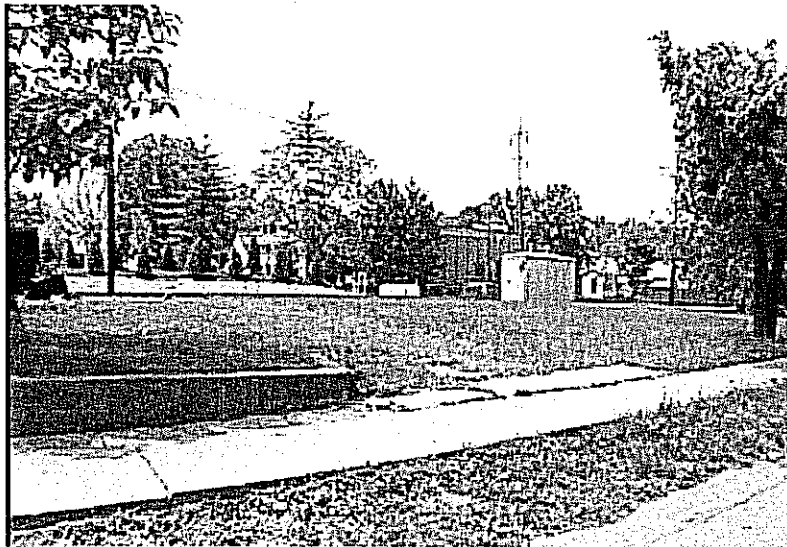
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215 ELM ST

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Tax Dist	071 LOCKLAND-LOCKLAND CSD-00520	Year Built	1890
School Dist	7 LOCKLAND CSD	Total Rooms	9
Land Use	530 Three family Dwlg	# of Bedrooms	3
Finished Square Ft.	1880	Full Bathrooms	3
Acres	0.219	Half Bathrooms	0
Appraisal Area			

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Property Information
219 ELM ST 107 X 92 IRR
LOTS 75-76 PT 77
GREENWOOD
D SUB PARS 107 & 108
CONS

Owner Information
Call 946-4015 if
Incorrect
STOCK GAYLE TR
1894 E GALBRAITH RD
CINCINNATI, OH 45215
USA

Tax Bill Mail Addr
Call 946-4800 if
Incorrect
STOCK GAYLE TR
1894 EAST GALBRAITH
CINCINNATI, OH 45215
USA

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Board of Revision	No
Homestead	No
2.5% / Stadium Credit	No
Divided Property	No
New Construction	No
Date	4/23/01
Conveyance #	4930
Sale Amount	\$5,000

Other	
Assessments	Yes
Front Ft.	0.00
Mkt Land Value	8,500
Cauv Value	0
Mkt Impr Value	12,200
Mkt Total Value	20,700
# of Parcels	1
	17 WD- Warranty
Deed Type	Deed
Deed Number	934536

 (See
Payments
Tab For

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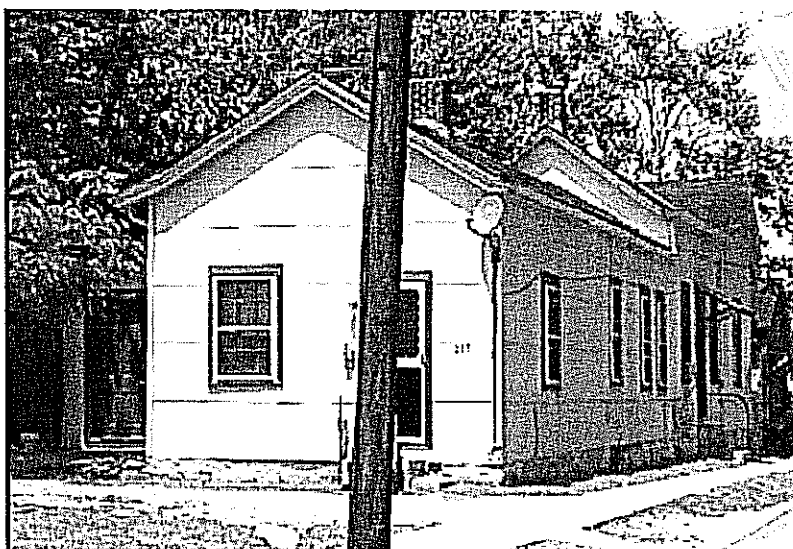
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Parcel ID
 641-0004-0107-00

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 215 ELM ST
 4227

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Dusty Rhodes, Hamilton County Auditor

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Parcel ID
641-0004-22 / 0218-00

 Address
ELM ST

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Tax Dist	071 LOCKLAND-LOCKLAND	Year Built	1955
	CSD-00520	Total Rooms	6
School Dist	7 LOCKLAND CSD	# of Bedrooms	2
Land Use	520 Two family Dwlg	Full Bathrooms	2
Finished Square Ft.	1008	Half Bathrooms	0
Acres	0.049		
Appraisal Area			

Search By

Parcel ID

Owner

Street Address

Sales

Map

Property Information	Owner Information	Tax Bill Mail Addr
25 X 85 IRR	Call 946-4015 if	Call 946-4800 if
PT MAPLE ST VAC	Incorrect	Incorrect
	HITT DOUGLAS H JR &	HAIG COMPANY
	CHERYL M	P O BOX 15433
	P O BOX 15433	CINCINNATI, OH 45215
	CINCINNATI, OH 45215	USA
	USA	

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Board of Revision	No	Other	
Homestead	No	Assessments	Yes
2.5% / Stadium Credit	No	Front Ft.	0.00
Divided Property	No	Mkt Land Value	2,900
New Construction	No	Cauv Value	0
Date	10/12/90	Mkt Impr Value	19,700
Conveyance #	0	Mkt Total Value	22,600
Sale Amount	\$0	# of Parcels	0
		Deed Type	0
		Deed Number	

(See Payments

Taxes Paid \$0.00Tab For Details)

Note



Dusty Rhodes, Hamilton County Auditor

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22/4223

Parcel ID
641-0004-0218-00

Address
22/4223 ELM ST

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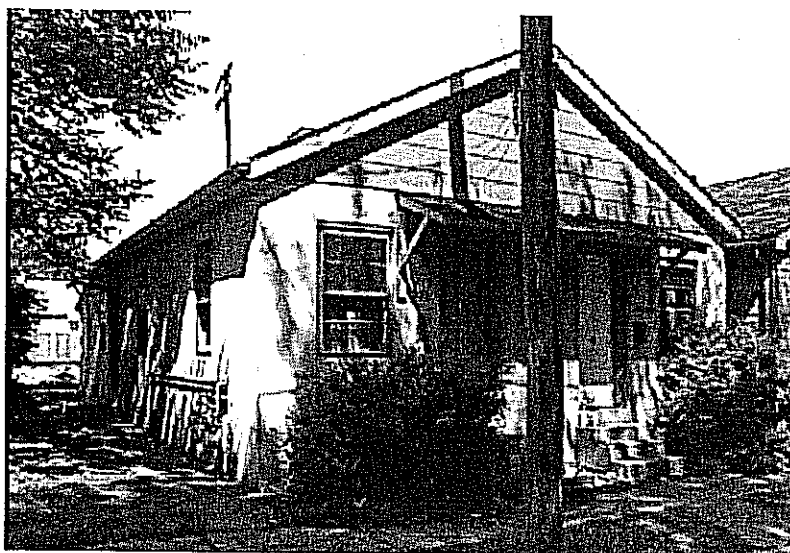


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641-0004-
0219-00

 Address
225 ELM ST

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Tax Dist	071 LOCKLAND-LOCKLAND	Year Built	1921
	CSD-00520	Total Rooms	6
School Dist	7 LOCKLAND CSD	# of Bedrooms	2
Land Use	520 Two family Dwlg	Full Bathrooms	2
Finished Square Ft.	988	Half Bathrooms	0
Acres	0.033		

Appraisal Area

Property Information	Owner Information	Tax Bill Mail Addr
ELM ST 30 X 49.21 IR PT	Call 946-4015 if	Call 946-4800 if
LT 33 GREENWOOD	Incorrect	Incorrect
SUB&PT	HITT DOUGLAS	HAIG COMPANY
MAPLE ST VAC PRS 219-	P O BOX 15433	P O BOX 15433
228	CINCINNATI, OH 45215	CINCINNATI, OH 45215
CONS	USA	USA

Board of Revision	No	Other	
Homestead	No	Assessments	Yes
2.5% / Stadium Credit	No	Front Ft.	0.00
Divided Property	No	Mkt Land	
New Construction	No	Value	3,400
Date	10/12/01	Cauv Value	0
Conveyance #	15477	Mkt Impr	
Sale Amount	\$6,600	Value	11,300
		Mkt Total	
		Value	14,700
		# of Parcels	1
			17 WD-
			Warranty
		Deed Type	Deed
		Deed Number	950860

Taxes Paid (See Payments Tab For \$0.00Details)

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Parcel ID
 641-0004-0219-00

Address
 225 ELM ST

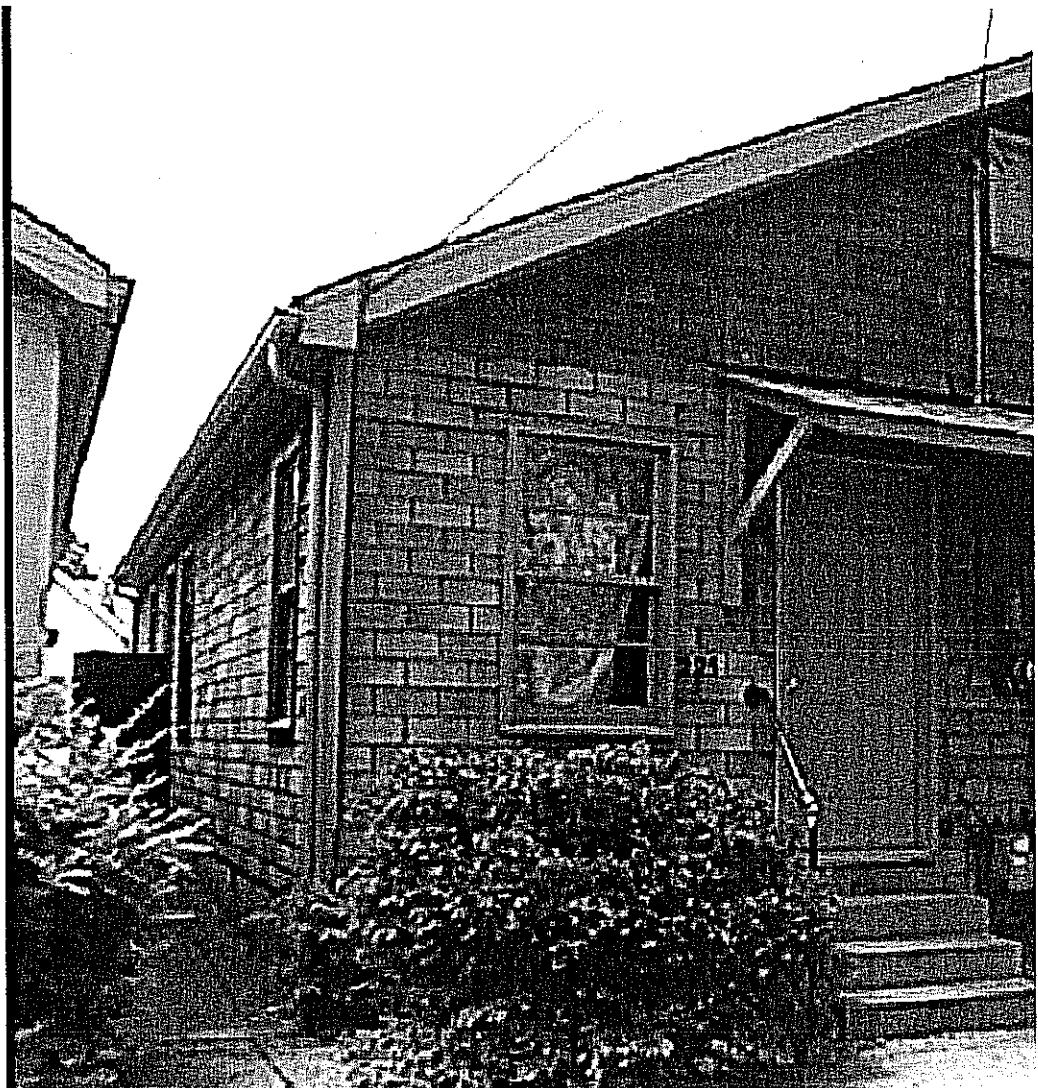
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641-0004-

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Tax Dist

071 LOCKLAND-LOCKLAND

CSD-00520

School Dist

7 LOCKLAND CSD

Land Use

500 Residential vacant land

Finished Square

0

Ft.

Acres

0.036

Appraisal Area

Year Built

0

Total Rooms

0

of Bedrooms

0

Full Bathrooms

0

Half Bathrooms

0

Property Information

6 FT IRR

W S ELM ST

Owner Information

Call 946-4015 if

Incorrect

HITT DOUGLAS H JR &

CHERYL M

P O BOX 15433

CINCINNATI, OH 45215

USA

Tax Bill Mail Addr

Call 946-4800 if

Incorrect

HAIG COMPANY

P O BOX 15433

CINCINNATI, OH 45215

USA

Board of Revision

No

Homestead

No

2.5% / Stadium Credit

No

Divided Property

No

New Construction

No

Date

10/12/90

Conveyance #

0

Sale Amount

\$0

Other

Assessments

No

Front Ft.

0.00

Mkt Land Value

700

Caut Value

0

Mkt Impr Value

0

Mkt Total Value

700

of Parcels

0

Deed Type

0

Deed Number

(See Payments

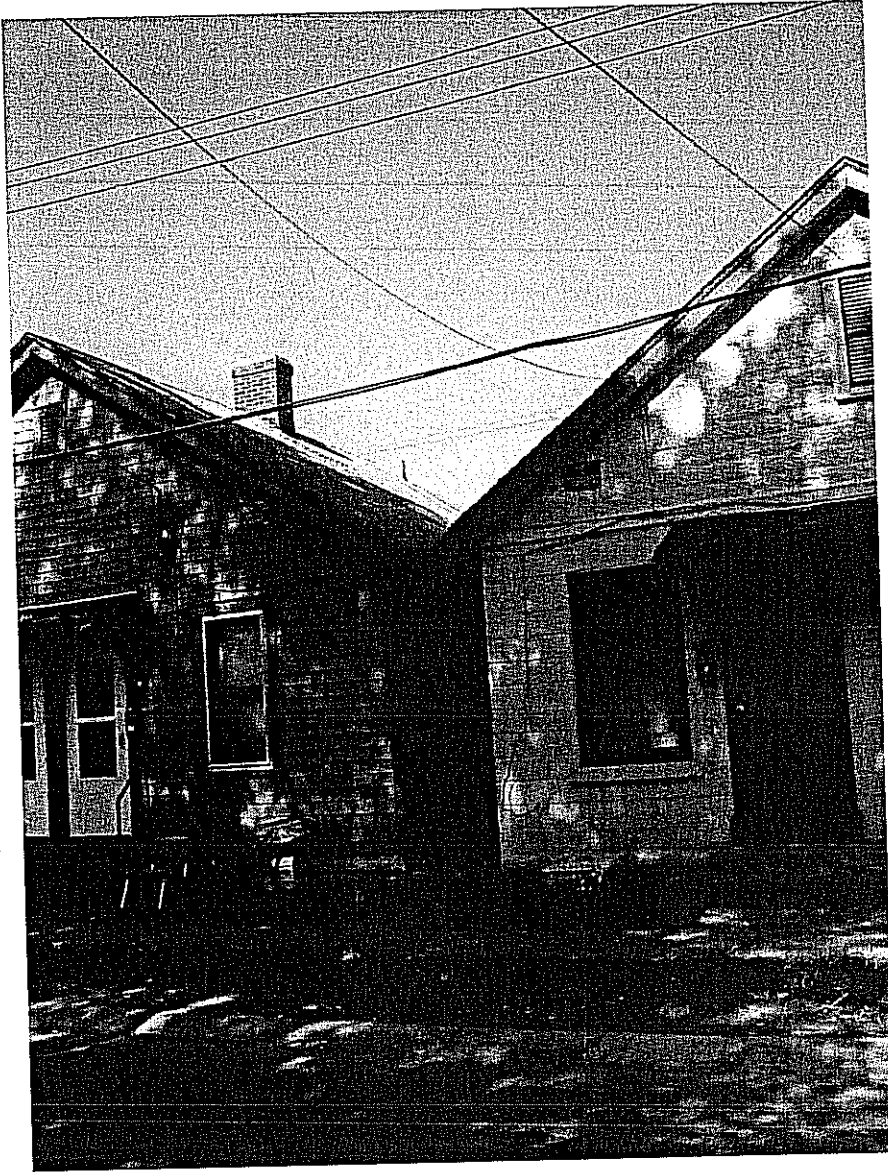
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301 Elm

305 Elm





Dusty Rhodes, Hamilton County Auditor

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641-0004-0047-00	309 ELM ST	Parcel ID	1 of 1

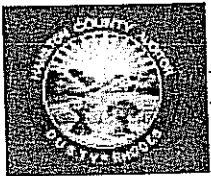
Tax Dist	071 LOCKLAND-LOCKLAND CSD-00520	Year Built	1920
School Dist	7 LOCKLAND CSD	Total Rooms	4
Land Use	510 Single family Dwlg	# of Bedrooms	2
Finished Square Ft.	480	Full Bathrooms	1
Acres	0.052	Half Bathrooms	0
Appraisal Area			

Property Information	Owner Information	Tax Bill Mail Addr
309 ELM ST 30 X 73 IRR	Call 946-4015 if	Call 946-4800 if
LOT 32 GREENWOOD	Incorrect	Incorrect
SUB	HITT DOUGLAS H JR &	HAIG COMPANY
	CHERYL M	P O BOX 15433
	P O BOX 15433	CINCINNATI, OH 45215
	CINCINNATI, OH 45215	USA
	USA	

Board of Revision	No	Other	
Homestead	No	Assessments	Yes
2.5% / Stadium Credit	No	Front Ft.	0.00
Divided Property	No	Mkt Land Value	3,200
New Construction	No	Cauv Value	0
Date	8/31/90	Mkt Impr Value	5,900
Conveyance #	0	Mkt Total Value	9,100
Sale Amount	\$0	# of Parcels	0
		Deed Type	0
		Deed Number	

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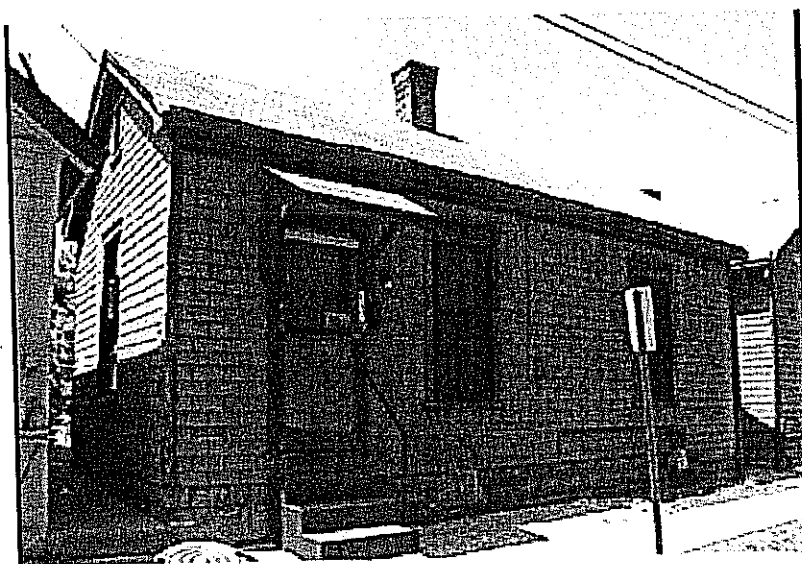
Parcel ID
 641-0004-0047-00

Address
 309 ELM ST

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641-0004-0046-00	311 ELM ST	Parcel ID	1 of 1

Tax Dist	071 LOCKLAND-LOCKLAND CSD-00520	Year Built	1920
School Dist	7 LOCKLAND CSD	Total Rooms	4
Land Use	510 Single family Dwlg	# of Bedrooms	2
Finished Square Ft.	480	Full Bathrooms	1
Acres	0.053	Half Bathrooms	0
Appraisal Area			

Property Information	Owner Information	Tax Bill Mail Addr
311 ELM ST 30 X 72 IRR	Call 946-4015 if	Call 946-4800 if
LOT 31 GREENWOOD	Incorrect	Incorrect
SUB	HITT DOUGLAS H JR &	HAIG COMPANY
	CHERYL M	P O BOX 15433
	P O BOX 15433	CINCINNATI, OH 45215
	CINCINNATI, OH 45215	USA
	USA	

Board of Revision	No	Other	
Homestead	No	Assessments	Yes
2.5% / Stadium Credit	No	Front Ft.	0.00
Divided Property	No	Mkt Land Value	3,100
New Construction	No	Cauv Value	0
Date	8/31/90	Mkt Impr Value	5,400
Conveyance #	0	Mkt Total Value	8,500
Sale Amount	\$0	# of Parcels	0
		Deed Type	0
		Deed Number	

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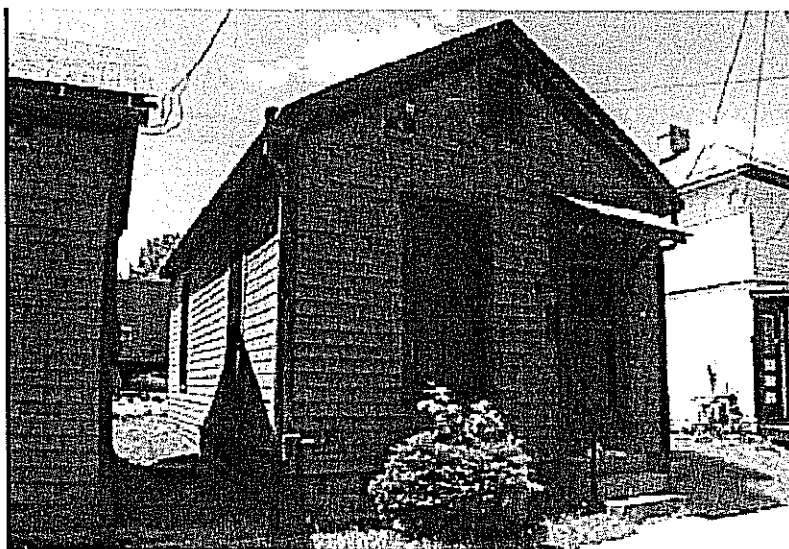


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Tax Dist	071 LOCKLAND-LOCKLAND CSD-00520	Year Built	1907
School Dist	7 LOCKLAND CSD	Total Rooms	6
Land Use	510 Single family Dwlg	# of Bedrooms	3
Finished Square Ft.	802	Full Bathrooms	1
Acres	0.051	Half Bathrooms	0
Appraisal Area			

Search By

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Owner

Street Address

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Property Information
313 ELM ST 30 X 71 IRR
LOT 30 GREENWOOD
SUB

Owner Information
Call 946-4015 if
Incorrect
SPELL ALBERT J &
MARTHA
1130 CEDAR AVE
CINCINNATI, OH 45224
USA

Tax Bill Mail Addr
Call 946-4800 if
Incorrect
SPELL ALBERT J
1130 CEDAR AVE
CINCINNATI, OH 45224
USA

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Board of Revision	No
Homestead	No
2.5% / Stadium Credit	No
Divided Property	No
New Construction	No
Date	1/1/90
Conveyance #	0
Sale Amount	\$0

Other	
Assessments	Yes
Front Ft.	0.00
Mkt Land Value	3,100
Cauv Value	0
Mkt Impr Value	4,900
Mkt Total Value	8,000
# of Parcels	0
Deed Type	0
Deed Number	

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Note

1) 11/19/97 BOR#96-11013 VALUE DECREASED



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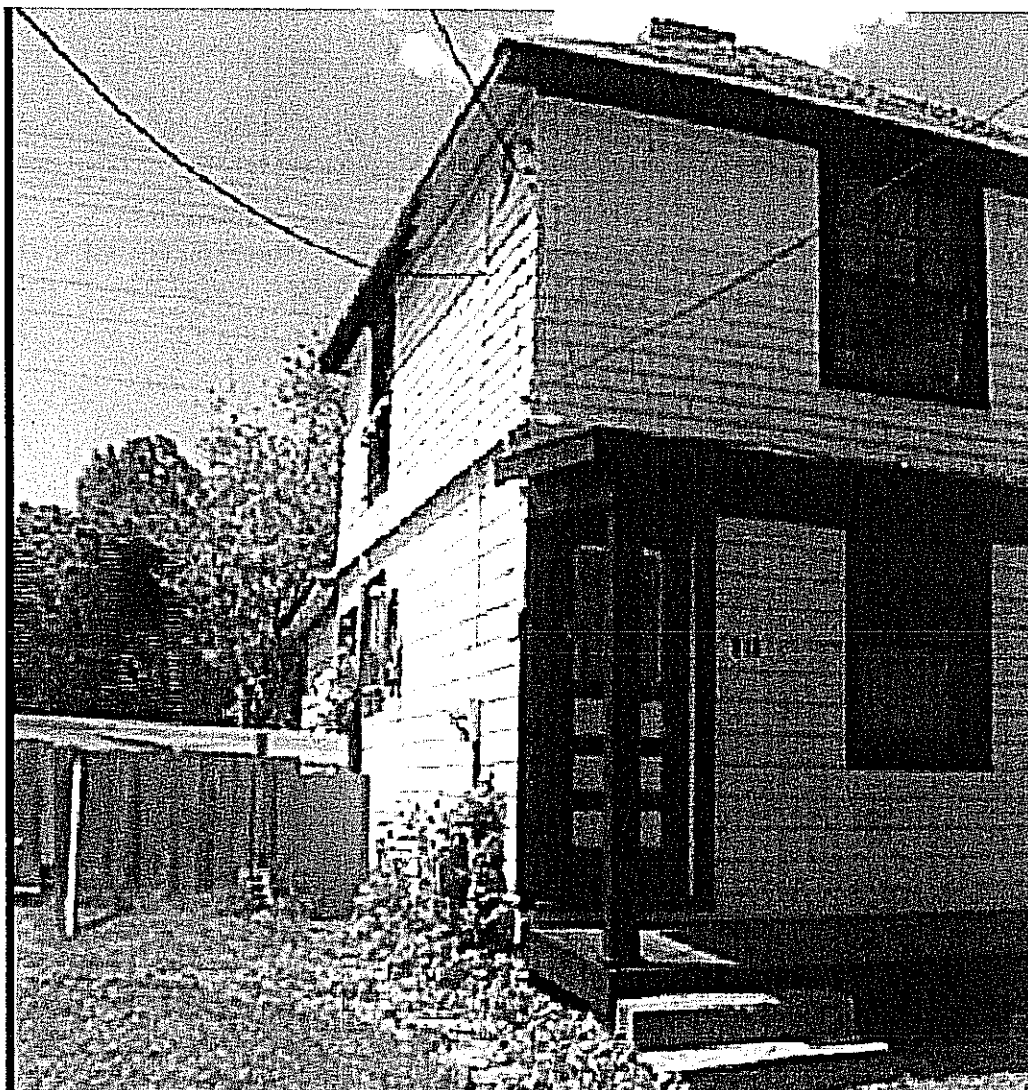
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 641-0004-0045-00

Address
 313 ELM ST

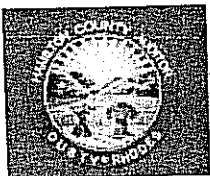
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641-0004-0044-00	315 ELM ST	Parcel ID	1 of 1

Tax Dist	071 LOCKLAND-LOCKLAND CSD-00520	Year Built	1921
School Dist	7 LOCKLAND CSD	Total Rooms	3
Land Use	510 Single family Dwlg	# of Bedrooms	1
Finished Square Ft.	515	Full Bathrooms	1
Acres	0.049	Half Bathrooms	0
Appraisal Area			

Property Information
315 ELM ST 30 X 70 IRR
LOT 29 GREENWOOD
SUB

Owner Information
Call 946-4015 if
Incorrect
TRINH SAM A &
THAO P TRAN
315 ELM ST
CINCINNATI, OH 45215
USA

Tax Bill Mail Addr
Call 946-4800 if
Incorrect
FIRST AMERICAN TAX
SERVICE INC
17197 NO LAUREL PARK
#221
LIVONIA, MI 48152-7900
USA

Board of Revision	No	Other Assessments	Yes
Homestead	No	Front Ft.	0.00
2.5% / Stadium Credit	Yes	Mkt Land Value	3,000
Divided Property	No	Cauv Value	0
New Construction	No	Mkt Impr Value	12,200
Date	8/7/03	Mkt Total Value	15,200
Conveyance #	0	# of Parcels	2
Sale Amount	\$0	13 SE-Survivorship	
		Deed Type	Ex
		Deed Number	12377

Taxes Paid \$0.00

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 315 ELM ST

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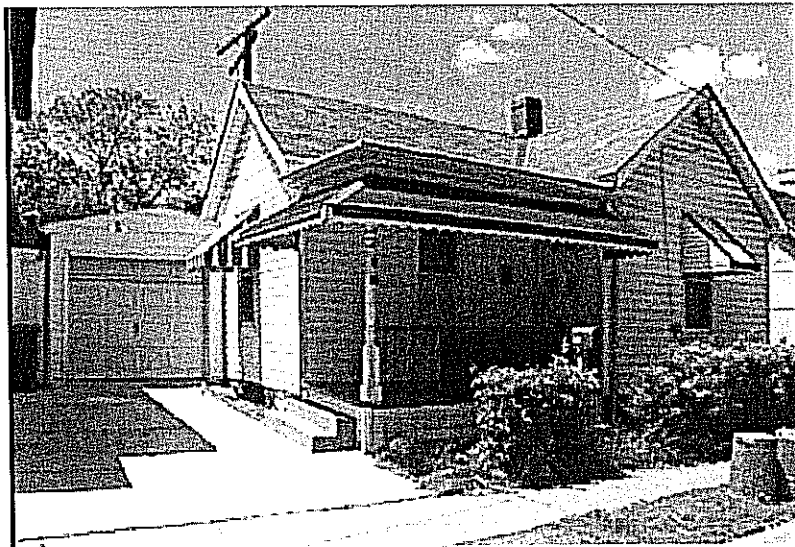


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Parcel ID	Address	Index Order	Card
641-0004-0227-00	315 ELM ST	Parcel ID	1 of 1

Tax Dist	071 LOCKLAND-LOCKLAND CSD-00520	Year Built	0
School Dist	7 LOCKLAND CSD	Total Rooms	0
Land Use	500 Residential vacant land	# of Bedrooms	0
Finished Square Ft.	0	Full Bathrooms	0
Acres	0.008	Half Bathrooms	0
Appraisal Area			

Property Information
 ELM ST 5 X 70 IRR
 PT LOT 28 GREENWOOD
 SUB

Owner Information
Call 946-4015 if
Incorrect
 TRINH SAM A &
 THAO P TRAN
 315 ELM ST
 CINCINNATI, OH 45215
 USA

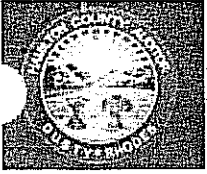
Tax Bill Mail Addr
Call 946-4800 if
Incorrect
 FIRST AMERICAN TAX
 SERVICE INC
 17197 NO LAUREL PARK
 #221
 LIVONIA, MI 48152-7900
 USA

Board of Revision	No	Other Assessments	No
Homestead	No	Front Ft.	0.00
2.5% / Stadium Credit	No	Mkt Land Value	500
Divided Property	No	Cauv Value	0
New Construction	No	Mkt Impr Value	0
Date	8/7/03	Mkt Total Value	500
Conveyance #	0	# of Parcels	2
Sale Amount	\$0	13 SE-Survivorship	
		Deed Type	Ex
		Deed Number	12377

Taxes Paid \$0.00

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641-0004-0043-00

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317 ELM ST

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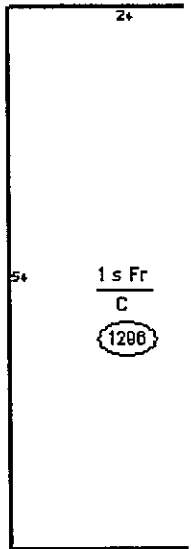
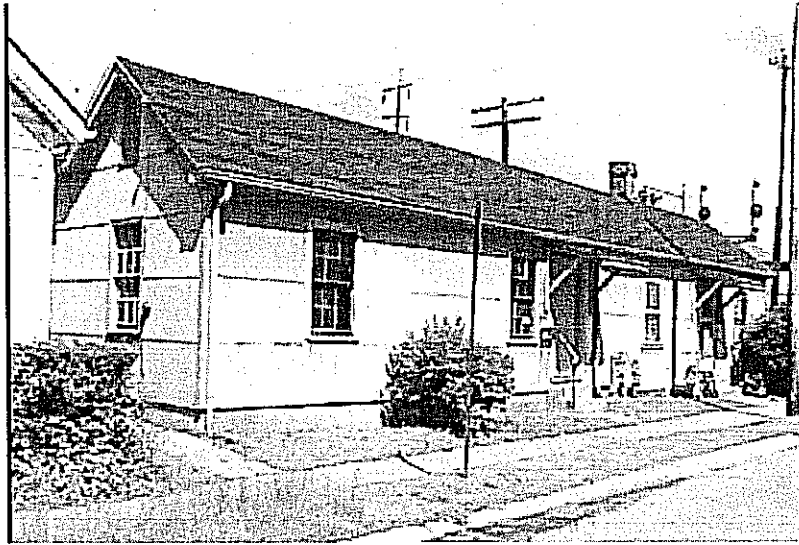
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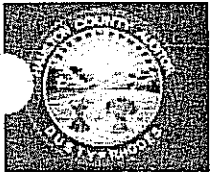
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641-0004-0043-00	317 ELM ST	Map	1 of 1

Tax Dist	071 LOCKLAND-LOCKLAND CSD-00520	Year Built	1963
School Dist	7 LOCKLAND CSD	Total Rooms	6
Land Use	520 Two family Dwlg	# of Bedrooms	2
Finished Square Ft.	1296	Full Bathrooms	2
Acres	0.102	Half Bathrooms	0
Appraisal Area			

Property Information	Owner Information	Tax Bill Mail Addr
ELM ST 65 X 66 IRR	Call 946-4015 if Incorrect	Call 946-4800 if Incorrect
PT LOT 28 GREENWOOD SUB	HITT DOUGLAS H JR & CHERYL M	HAIG COMPANY
	P O BOX 15433	P O BOX 15433
	CINCINNATI, OH 45215 USA	CINCINNATI, OH 45215 USA

Board of Revision	No	Other Assessments	Yes
Homestead	No	Front Ft.	0.00
2.5% / Stadium Credit	No	Mkt Land Value	4,400
Divided Property	No	Cauv Value	0
New Construction	No	Mkt Impr Value	30,400
Date	6/1/85	Mkt Total Value	34,800
Conveyance #	0	# of Parcels	0
Sale Amount	\$0	Deed Type	0
		Deed Number	

(See Payments Tab

Taxes Paid \$0.00For Details)

Note

July 20, 2005

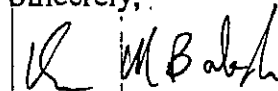
Mr. David Krings
Village Administrator
Village of Wyoming
101 N. Cooper Avenue
Lockland, OH 45215

Dear Mr. Krings:

I am willing to sell 113 Elm Street to the Village of Lockland for the creation of Elm Street Park. This sale can take place after the Village of Lockland is awarded a grant from OPWC through the Clean Ohio Fund. I further agree that the property will be vacant upon the time of closing.

The sale price for the property will be the assessed tax value according to the Hamilton County Auditor.

Sincerely,



Norman M Baker Jr, Trustee
Norman M Baker Sr. Trust

July 20, 2005

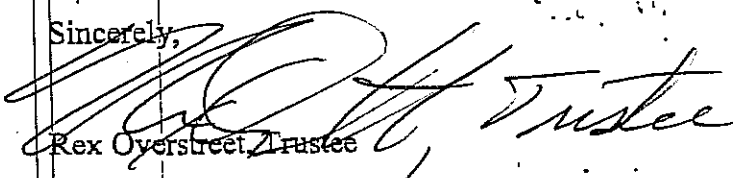
Mr. David Krings
Village Administrator
Village of Wyoming
101 N. Cooper Avenue
Lockland, OH 45215

Dear Mr. Krings:

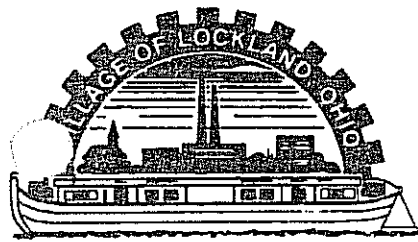
I am willing to sell 115 Elm Street to the Village of Lockland for the creation of Elm Street Park. This sale can take place after the Village of Lockland is awarded a grant from OPWC through the Clean Ohio Fund. I further agree that the property will be vacant upon the time of closing.

The sale price for the property will be the assessed tax value according to the Hamilton County Auditor.

Sincerely,

A handwritten signature in cursive script, appearing to read "Rex Overstreet", is written over the printed name.

Rex Overstreet, Trustee



VILLAGE OF LOCKLAND

101 North Cooper Avenue
Lockland, Ohio 45215
(513) 761-1124

Mayor
Jim Brown

Village Administrator
David Krings

Joseph D. Cottrill
Project Funding Coordinator
Office of William Brayshaw
Hamilton County Engineer
10480 Burlington Road
Cincinnati, Ohio 45231

Dear Joe,

I have attached copies of two letters sent to the owners of 117 Elm Street. To date, we have not been able to contact the owners. We have searched property records, visited their last known local address, approached the current renters, checked water records, checked earnings tax records for both the City of Wyoming and the Village of Lockland and contacted various telephone information services.

We are confident that we will eventually find them and successfully negotiate the purchase of the property although I cannot currently supply a letter indicating their willingness to sell.

We respectfully request that funding for the purchase be allowed with our assurances that our efforts will continue.

Sincerely,

David J. Krings
Lockland Village Administrator

C: Hon. Jim Brown, Mayor
Nathan Sprong, esq.

Kevin and Stephanie Evans
10672 Corpus Park Drive
Seminole, Florida 33772

Dear Mr. and Mrs. Evans,

Please review the enclosed letter and contact me immediately at either 513 761-1124 or 513 200-4222.

Sincerely,

David J. Krings
Village Administrator

ROBERT E. MANLEY
TIMOTHY M. BURKE
GARY E. POWELL
ROBERT H. MITCHELL
MATTHEW W. FELLERHOFF
EMILY T. GEBERT
DANIEL J. MCCARTHY
NATHAN W. SPRONG

MANLEY BURKE

A LEGAL PROFESSIONAL ASSOCIATION

225 WEST COURT STREET
CINCINNATI 45202-1088
TELEPHONE: (513) 721-5525
TOLL FREE: (800) 708-0798
FACSIMILE: (513) 721-4268
E-Mail: info@manleyburke.com

COUNSEL
GARY MOORE EBY
GEORGE FARE
GEORGE F. MOELLER
GERALD D. PRAGER
W. KELLY LINDRIGAN

URBAN PLANNER
SCOTT E. ADAMS



July 21, 2005

Kevin & Stephanie Evans
6065 5th Ave N
St. Petersburg, FL 33710

RE: 117 Elm Street

Dear Mr. & Mrs. Evans:

The reason I am writing this letter is to let you know the Village of Lockland is interested in purchasing the property you own at 117 Elm Street in the Village of Lockland. We have been trying for some time to get in touch with you and just discovered you moved to Florida.

The Village is submitting a grant to acquire all the properties on Elm Street to create a park and needs a response before July 27, 2005.

Please contact David Krings, Village Administrator (513) 761-1124 x104, at your earliest convenience to discuss the property. You can also fax the enclosed letter of intent to the Village of Lockland, Attn: David Krings, the fax number is (513) 761-1957.

Sincerely,


Nathan W. Sprong
Manley Burke

cc: David Krings

July 20, 2005

Mr. David Krings
Village Administrator
Village of Wyoming
101 N. Cooper Avenue
Lockland, OH 45215

Dear Mr. Krings:

I am willing to sell 119 and 313 Elm Street to the Village of Wyoming for the creation of Elm Street Park. This sale can take place after the Village of Lockland is awarded a grant from OPWC through the Clean Ohio Fund. I further agree that the property will be vacant upon the time of closing.

The sale price for the property will be the assessed tax value according to the Hamilton County Auditor.

Sincerely,

Albert Spell

A handwritten signature in cursive script that reads "Albert J. Spell". The signature is written in dark ink and is positioned to the right of the printed name "Albert Spell".

July 19, 2005

Mr. David Krings
Village Administrator
Village of Lockland
101 N. Cooper Avenue
Lockland, OH 45215

Dear Mr. Krings:

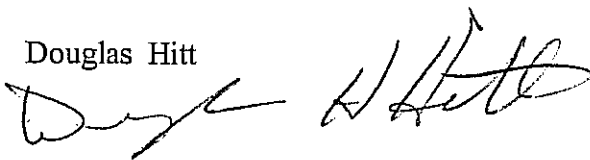
The purpose of this letter is to express in writing my intent to sell the following listed properties to the Village of Lockland at their fair market value for the purpose of creating Elm Street Park. The fair market value will be determined by an appraiser at a later date. The appraised value must be agreeable to both parties for the sale to take place. Also, the sale can only take place after the Village of Lockland is awarded a grant from OPWC through the Clean Ohio Fund.

Property List:

121 Elm Street
125 Elm Street
201 Elm Street
203 Elm Street
225 Elm Street
305 Elm Street
309 Elm Street
311 Elm Street
317 Elm Street
221 Elm Street DHH
301 Elm Street DHH

Sincerely,

Douglas Hitt

A handwritten signature in dark ink, appearing to read 'D. Hitt', is written over the printed name 'Douglas Hitt'.

Robert A Dressman
1894 E Galbraith Road
Cincinnati, OH 45215

July 26, 2005

Mr. David Krings
Village Administrator
Village of Lockland
101 N Cooper Avenue
Lockland, OH 45215

Dear Mr. Krings:

I am willing to sell 215-217 Elm Street to the Village of Lockland for the creation of the elm Street Park. This sale can take place after the Village of Lockland is awarded a grant from OPWC through the Clean Ohio Fund. I further agree the property will be vacant upon the time of closing. I will have to make arrangements with the tenants since I have recently signed one year leases with them.

The sale price for the property will be the Fair Market Value of the property that we all agree to. I have recently spent a great deal of money renovating the property and would expect to recoup my investment. I have approximately \$100,000.00 invested in the property.

Sincerely,



Robert A Dressman

July 21, 2005

Mr. David Krings
Village Administrator
Village of Lockland
101 N. Cooper Avenue
Lockland, OH 45215

Dear Mr. Krings:

The purpose of this letter is to express in writing my intent to sell 315 Elm Street to the Village of Lockland for the fair market value for the purpose of creating Elm Street Park. The fair market value will be determined by an appraiser at a later date. The appraised value must be agreeable to both parties for the sale to take place. Also, the sale can only take place after the Village of Lockland is awarded a grant from OPWC through the Clean Ohio Fund.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thao Trinh', with a stylized flourish extending to the right.

Thao Trinh



THE OHIO PUBLIC WORKS COMMISSION
65 East State Street, Suite 312, Columbus, Ohio 43215-4213

COMMISSIONERS

Chair -
Joseph B. Williams

John L. Frola, Jr
Blair A. Hillyer
Todd Kelchner
James F. Mears
William N. Morgan
James W. Sumner

DIRECTOR

W. Laurence Bicking

10/12/2005

Hon. Jim Brown
Mayor
The Village of Lockland
101 N. Cooper Avenue,
Lockland, OH 45215-

Subdivision Code : 061-44366

Dear Mayor Brown,

Your request for financial assistance from the Ohio Public Works Commission has been approved for the project entitled **Elm Street Park** in the amount of \$ **658,990**. This Grant has been assigned project number **CBCAI**. Please use this number when calling or writing our office.

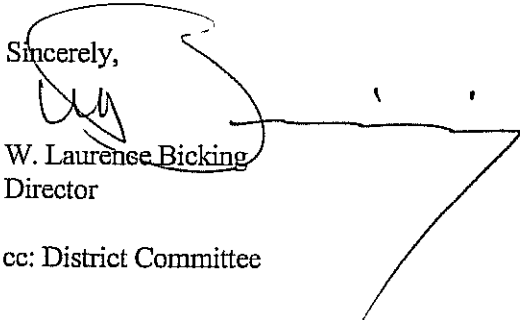
The enclosed Project Agreement defines **The Village of Lockland's** responsibilities in accepting this financial assistance. Please review it carefully to ensure that the project has been accurately described and defined throughout the agreement's appendices. If any errors are found, or if any information needs to be updated, please contact us immediately.

Please execute the Project Agreement by signing both copies. **You must return one fully executed copy to the Commission within forty-five (45) days**, and retain the other for your files. This project may not proceed with acquisition, construction or purchase of materials, **until you have completed the following**; 1) returned one executed copy of the agreement to OPWC, 2) prepared and sent to OPWC a "Request to Proceed" 3) received approval from OPWC on your "Request to Proceed"

The Project Manager and Chief Financial Officer named in the agreement will each receive a separate mailing that explains their respective duties regarding project implementation. The Project Manager has also received a reference copy of the enclosed Project Agreement for their records. All of our project management related documents for the Clean Ohio Program are located at our Web page at **www.pwc.state.oh.us**. Once there, click on the link titled "**Clean Ohio Program**".

If you have any questions about any aspect of the program, please do not hesitate to call your Program Representative, **Michael Miller**, at **614/752-9343**.

Sincerely,


W. Laurence Bicking
Director

cc: District Committee